

# **MINUTES OF A REGULAR VOTING MEETING OF THE**

## **FAIRFIELD PLANNING COMMISSION**

**APRIL 22, 2015**

Scott Lepsky, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Don Hassler, Bill Woeste, Bob Myron, Tom Heisler, and Ron D'Epifanio.

Motion to excuse Tom Hasselbeck carried 6 – 0.

### **MINUTES OF THE PREVIOUS MEETING:**

The minutes of the previous meeting, held April 8, 2015, were approved as submitted.

Tom Hasselbeck arrived at 6:05 pm.

### **NEW BUSINESS:**

#### **Design Review**

#### **Face Change on ground sign and building – Salons of Fairfield – 822 Nilles Rd.**

Erin Donovan, Planning Manager, discussed and showed slides of the proposed signs and location. The building is the former Elite Photography Studio, across from the YMCA. A hair salon is moving into this location, and they want to reface the existing ground and building sign. The signs are aluminum core, and will be non-illuminated. They are an aqua blue color with tangerine lettering. The Design Review Committee approved the signs as submitted.

Scott Lepsky, seconded by Don Hassler, made a motion to approve the signs as submitted. Motion carried 7-0.

#### **Final Development Plan – The Cove at Village Green – Corydale Dr. & City Center Ln.**

Ms. Donovan discussed the location and project proposal. Slides were shown of the proposal. The Cove of Village Green will be located on a 1.6 acre lot, bound by Corydale Dr., City Center Lane and Circle Dr. This lot was platted when the residential portion of Village Green was approved. The Cove will consist of 8 landominiums and a shared common area in the rear of the homes. The original site plan showed 8 separate curb cuts. The Staff Technical Review committee reviewed the site plan, and suggested less curb cuts, and curb cuts farther away from the intersections. The revised site plan slide showed 4 shared curb cuts. Two homes on City Center Ln. and Circle Dr. have 2 side entry garages. The houses are designed with garages in the front, with the master bedrooms in the back and sunrooms are proposed on each home that will overlook the shared common area. There will be an option to increase the master suites on each home.

## Planning Commission Meeting Minutes

April 22, 2015

There was discussion regarding the difference between a condominium and a landominium. With the landominiums, the homeowner owns the house, the land beneath the house and a shared portion of the driveway. The homeowner also maintains the outside of the house and driveway if something needed repaired or replaced. The Homeowner's Association (HOA) will maintain the common area in the back of the homes and provide snow removal. There will be a buffer area along the south with spruce trees and there is an existing buffer area along the west. All of the homes will have a brick wrap on the first floor on all sides, and siding on the second floor. There was talk at Design Review about different brick, shingle and siding color options, along with small architectural options, so the homes look similar, but not exactly the same.

The public comments from the April 13 Joint Public Hearing were discussed. The first item discussed was the time frame of completion of the homes. The Village Green Restrictions give one year, including seeding or sodding of the yard, from the date the building permit is issued, to finish the home. Ms. Donovan read an email from Kathy Bokeno, resident of Village Green. She wants the developer to consider building all of the homes at the same time. There has never been a requirement for anyone to build all at once. The other item addressed was rental properties. After much research, staff has concluded that there are no provisions in the Village Green Restrictions that restrict or require a certain percentage of rental properties.

John Clemmons, Law Director, asked if the proposed homes meet the minimum square footage requirements in the Village Green Restrictions. Joe Schwarz, developer, indicated that they will exceed the minimum requirements on the square footage. In addition, the homes will meet the minimum spacing of 10 feet, as stated in the proposed conditions of approval. Mr. D'Epifanio stated that he thinks the individual driveways look better than the shared curb cuts. Ms. Donovan said homes 1-4, as shown on the site plan, could be moved back a bit into the common area to allow more room for driveways; Staff Technical Review has also requested turn-arounds for the homes. Mr. Hasselbeck noted the City Center Lane homes do not allow much room for parking in the driveways. He would like to minimize the need for parking on the street. Ms. Donovan said there is no parking allowed on the opposite side of the street. Mr. Lepsky asked if the Conditions of Approval addressed the elevation variations well enough. Ms. Donovan indicated that they did.

Mr. Hasselbeck stated that he wants the Conditions of Approval to state that the gables cannot be less than a 6:12 pitch. Mr. Hassler asked if the applicants were planning to use Hardie Board siding or just vinyl siding on the proposed homes. Patrick Merten said they planned to use vinyl siding on the second floors, which is consistent with the rest of the Village Green Subdivision. He said he needed to revise the driveways. They prefer individual driveways for each house, but wanted to work with staff. He also wanted to inform the commission that regarding the sale of the homes, they are market driven and he is already getting interest. He said that for this project, they will be adding HOA restrictions in addition to the Village Green Restrictions. There was discussion about possibly pushing the 25 foot setback farther back toward the common area. Mr. Merten said the open space is a big selling point, and he is hesitant to move the homes around too much.

Mr. D'Epifanio said he thinks this will be a nice project, but the driveways are a real problem. The current site plan could cause stacking of vehicles in the driveways, possibly preventing residents from getting out of their driveways. Ms. Donovan said they are trying to avoid a garage focused

## Planning Commission Meeting Minutes

April 22, 2015

project, similar to the Lauryn Meadows project, with the garages on the homes being the main focal point. She asked the commissioners if they would allow staff to work out the driveway issues with the applicant. If staff and the applicant cannot come to an agreement, then the original site plan may be utilized. Mr. Lepsky said, where it makes sense and where it is feasible, he would like to see less curb cuts.

There was discussion on the construction of the homes. Mr. Schwarz indicated that they plan to build a model home initially, and then the rest would be built per contract.

Tom Hasselbeck, seconded by Ron D'Epifanio, made a motion to approve the Final Development Plan, with the Conditions of Approval read by Erin Donovan, with two additions: 1) The roof pitch on all houses is to be a minimum of 6:12 pitch and 2) The applicant shall work with the City Engineer and Development Services staff to provide the safest ingress/egress for the driveways, giving priority to shared curb cuts. Motion carried 7-0.

### **REPORTS/STUDIES/GENERAL DISCUSSION**

Mr. Myron informed the commission that the Memorial Day Parade is coming up soon. Mr. Woeste said that Art's last council meeting is the next meeting, and everyone should try and attend.

Being no further business, the meeting adjourned.

---

Scott Lepsky, Chairman

---

Lynda McGuire, Secretary